

Know all Persons by these Presents,

028431

That I, JOHN T. HUDAK, JR. Of Waterville, County of Kennebec
and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by JOHN T. HUDAK, JR. AND THOMAS J. HUDAK

whose mailing address is 19 Nelson Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said John T. Hudak, Jr. and Thomas J. Hudak

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, together with the
buildings thereon, situate in said Waterville, County of
Kennebec and State of Maine, and bounded and described as
follows, to wit:

Being Lots Numbered Fifty (50), Fifty-One (51) and
Fifty-Two (52) according to a plan of lots made for Romeo
Gilbert by R.G. Knowlton, C.E., dated May 5, 1952 and
recorded in Kennebec County Registry of Deeds, Plan Book 17,
Page 103 and further described as follows:

Beginning at a point in the easterly line of Nelson
Street at the southwesterly corner of said Lot No. 50 on
said plan, thence in an easterly direction and in the
southerly line of said Lot No. 50, ninety-five and seventy-
one hundredths (95.71) feet; thence northerly in the
easterly line of said Lots Nos. 50, 51 and 52 three hundred
ten and thirty-two hundredths (310.32) feet; thence westerly
in the northerly line of said Lot No. 52, seventy-five and
fifteen hundredths (75.15) feet to the easterly line of said
Nelson Street; thence southerly along the easterly line of
said Nelson Street three hundred ten and three tenths
(310.3) feet to the point of beginning.

Subject, however, to the following restrictions: No
buildings to be within twenty (20) feet of a street line,
nor within five (5) feet of a lot line.

Excepting and reserving, however that portion described
in warranty deed from Gerald Nadeau to Gerard Bechard dated
September 28, 1948 and recorded at the Kennebec County
Registry of Deeds in Book 880, Page 32.

Being all and the same premises conveyed by Gerard J.
Bechard and Theresa Bechard to John T. Hudak, Jr. and Mary
E. Hudak in a warranty deed dated February 19, 1958 and
recorded in the Kennebec County Registry of Deeds in Book
1107, Page 155.

Excepting and reserving a life estate to Dorothy A.
Quimby.

NO TRANSFER
TAX PAID

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John T. Hudak, Jr. and Thomas J. Hudak as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said John T. Hudak, Jr.

xxx

~~husband of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by reason of said deed to the~~

above described premises, have herunto set my hand and seal this 22nd day of the month of July, A.D. 19 99

Signed, Sealed and Delivered in presence of

Rebecca A. Gayford

John T. Hudak

John T. Hudak, Jr.

State of Maine, County of Somerset ss. July 22nd, 19 99

Then personally appeared the above named John T. Hudak, Jr.

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Rebecca A. Gayford

Notary Public Attorney at Law

RECEIVED KENNEBEC SS.

1999 SEP 14 AM 11:34

ATTEST: Rebecca A. Gayford REGISTER OF DEEDS

Printed Name, Rebecca A. Gayford